



Bullsmoor Close, EN8 8HU
Waltham Cross





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Kings Group - Cheshunt are proud to offer this CHAIN FREE, THREE BEDROOM TERRACED HOUSE, LOCATED JUST A STONES THROW AWAY FROM FORTY HALL.

This internally spacious property is the ideal purchase for any first time buyer looking to get onto the property ladder or a family looking to upsize into a larger home and also offers a wide range of benefits due to its very good location. Benefits such as having great transport links to London and the surrounding areas with both the A10 and M25 being accessible in under 5 minutes and with Waltham Cross Station and Turkey Street both being just 1 mile away travelling in and around London is very easy. The property also benefits from being close to some of the area's most popular schools like Honilands Primary School (0.5 miles), Hurst Drive Primary School (1.2 miles), St Ignatius College (0.9 miles) and many more all within walking distance. Local shops and amenities are also very close with Waltham Cross Pavilion Shopping Centre being just a 5 minute drive away there is a wide choice of supermarkets and retail shops to choose from. For more info on the properties amazing location please see the Key Facts for Buyers Link Below.

The accommodation comprises of a ground floor created up by a welcoming entrance hall, large open plan lounge and dining room and kitchen. On the first floor the property offers Two large double sized bedrooms and a larger than average third bedroom, along with the family shower room. Externally the property offers both a front a rear garden with the potential for the front garden to become a driveway (STPP), as well as a garage to the rear of the property for additional parking Internal viewings are highly recommended please contact us on 01992 635 735 to avoid disappointment.

£400,000



- **THREE BEDROOM TERRACED HOUSE**
- **FREEHOLD**
- **GARAGE AND POTENTIAL FOR FRONT DRIVEWAY (STPP)**
- **CLOSE TO POPULAR SCHOOLS**
- **EASY ACCESS TO LOCAL AMENITIES**

- **CHAIN FREE**
- **OPEN PLAN LOUNGE / DINER**
- **LARGE BEDROOMS**
- **FANTASTIC COMMUNTE LINKS**
- **CLOSE TO TURKEY STREET STATION**

Entrance Hall

Double glazed opaque window to front, carpeted, single radiator, stairs to first floor landing, under stairs cupboard.

Reception Room 11'5 x 11'1 (3.48m x 3.38m)

Double glazed bay window to front, carpeted, single radiator, fireplace, power points.

Dining Room 11'11 x 10'3 (3.63m x 3.12m)

Double glazed window to rear, carpeted, single radiator, power points.

Kitchen 8'10 x 6'7 (2.69m x 2.01m)

Double glazed window to rear, single door to rear leading to garden, lino flooring, tiled walls, range of wall and base units, space for fridge/freezer, space for cooker, extractor fan, plumbed for washing machine, power points.

Bedroom One 14'4 x 10'8 (4.37m x 3.25m)

Double glazed bay window to front, carpeted, single radiator, built in wardrobe, power points.

Bedroom Two 12 x 10'8 (3.66m x 3.25m)

Double glazed window to rear, carpeted, single radiator, built in wardrobe, power points.

Bedroom Three 6'11 x 6'3 (2.11m x 1.91m)

Double glazed window to front, carpeted, single radiator, power points.

Shower Room 6'11 x 6'2 (2.11m x 1.88m)

Double glazed opaque window to rear, lino flooring, tiled walls, shower cubicle, low level WC, pedestal hand wash basin, extractor fan.



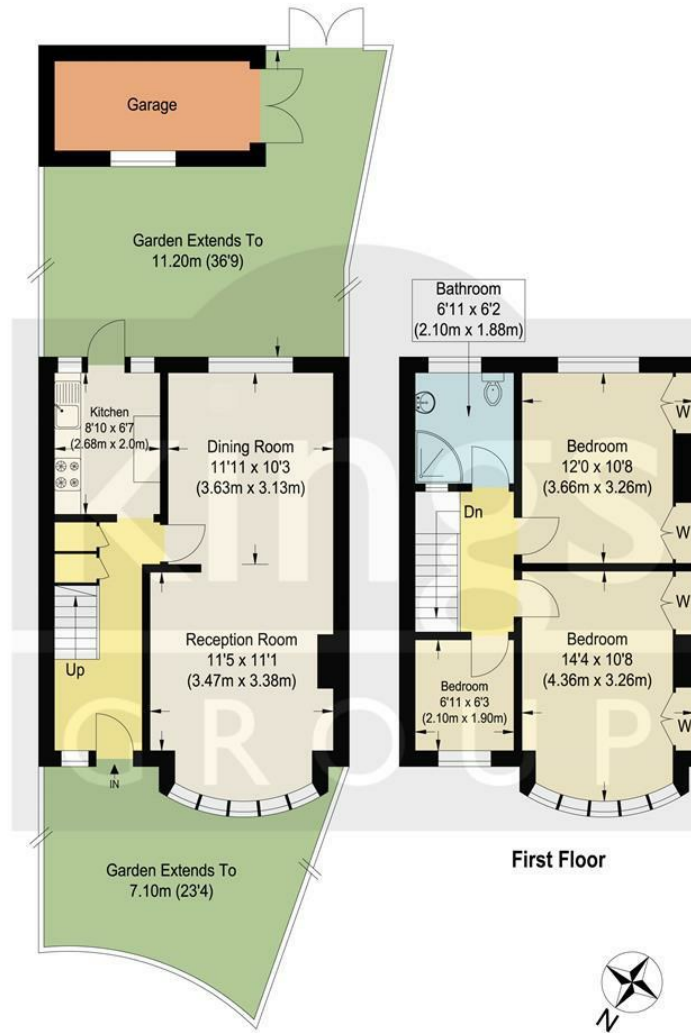




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GROU



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor

First Floor

Bullsmoor Close, EN8

Approximate Gross Internal Floor Area : 80.0 sq m / 861.11 sq ft (Excluding Garage Area)
 Garage Area : 6.30 sq m / 67.81 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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